

**AGENCY REQUEST FOR
A/E SELECTION
APRIL 2016**

AGENCY: Wisconsin Historical Society (WHS)

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DFD CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Library & Research Center, City of Baraboo, Sauk County

PROJECT REQUEST:

Request A/E services for preliminary design through construction administration as indicated in the DFD “*Policy and Procedure Manual for Architects/Engineers and Consultants*” and the DFD “*Contract for Professional Services* as directed by DFD at the Design Kickoff meeting. The services may be contracted for in multiple contracts, or a multi-part contract with project-specific review/ approval/ authorization points in the contract, as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables. Services will be for the design of repairs and renovation of the boiler system, air handling system, piping system and terminal equipment, and controls at the Library & Research Center at Circus World Museum for an estimated total cost of \$496,200 of GFSB – Facility Maintenance and Repair.

PROJECT NUMBER: 16C1D

PROJECT DESCRIPTION:

This project will complete repairs and renovation of the Library & Research Center’s mechanical systems as outlined in the 2013 DFD assessment of these building systems. The scope of work as set forth in the Hot Water Boiler System option of the DFD study is:

- The existing steam boiler will be replaced with two sealed combustion, non-condensing, modulating, high efficiency boilers, each sized for half the load. Existing steam and condensate piping and drain pans will be eliminated. New hot water piping will be installed. The existing exhaust and supply fan that currently serve the Boiler Room will be removed along with associated ductwork and dampers. The Boiler Room walls will be patched and the exhaust fan louver will be capped.
- Humidification for the building will be provided by electric humidifiers that will be located adjacent to the existing air handling units. Each humidifier will include a stainless steel tank. A new water softener and associated water piping will be installed to serve the humidifiers.
- AHU-1, located in the basement, will remain in place, but the steam coil located within this unit will be replaced with a hot water coil. The existing steam condensate pump and all steam accessories will be removed. AHU-2, located in the first floor Mechanical Room, will also remain in place, but the existing steam booster coils within this unit will be replaced with hot water coils.

- Certain terminal equipment will be replaced and new heating water piping will be extended as outlined in the DFD study.
- The entire pneumatic control system will be removed and replaced with a new direct digital control system.
- Asbestos abatement will be required in association with the removal of certain existing materials including the steam boiler and piping fittings.
- The existing air handling systems and new heating water system will be balanced, and the entire mechanical system will be commissioned per DFD commissioning requirements.
- Careful coordination with Circus World Museum staff will be required to protect and/or temporarily relocate components of the historic collections within the building throughout the stages of the project as outlined above. This may require some unique scheduling considerations.
- Environmental controls must maintain approved ranges for temperature and humidity for basic collection preservation throughout the duration of the project work.

PROJECT JUSTIFICATION:

The Circus World Museum Library & Research Center preserves an unparalleled collection of State-owned archival materials dating from the 1790s to the present that document the history of the circus and other entertainment industries. Included are 10,000 posters, more than 75,000 photographs, thousands of original music portfolios, rare film, handbills and other printed advertisements, contracts and business records of Ringling Bros. and Barnum & Bailey and other leading American shows, and much more. These highly valuable Historical Society collections are accessible to scholars, researchers and the public on a year-round basis. The Library & Research Center also preserves an extensive small artifacts collection. Aged and failing components of the building's mechanical systems place collections at risk of water and/or steam damage. DFD has determined that the steam boiler that dates to the 1950s is inefficient and at the end of or past its useful life. Facilities staff members are currently blowing down the system once a day. The condition of the piping systems and the quantity of steam being supplied to the humidifiers is causing erratic chemical treatment results. Much of the steam and condensate piping systems, which appear to be original to the building, are in poor condition. Moreover, the building's mechanical system no longer provides appropriate temperature and humidity control for the collections within the building. Repair and service costs have increased. In summary, repairs and renovation to the building's mechanical systems are urgently needed to protect the building and its historic content.

BUDGET/SCHEDULE:

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| Construction | \$ |
| Design | \$ |
| DFD Mgt | \$ |
| | |
| Contingency | \$ |
| Equipment | \$ |
| Other Fees | \$ |
| TOTAL | \$496,200 |

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| A/E Selection | Apr 2016 |
| Design Report | Sep 2016 |
| SBC Approval | Nov 2016 |
| Bid Opening | March 2017 |
| Start Construction | June 2017 |
| Substantial Completion | Sep 2017 |
| Final Completion | Nov 2017 |

PREVIOUS ACTION:

No previous SBC action.

This project was set forth in the Historical Society's 2015-2017 Capital Budget Request and was identified as having the highest priority among eight biennial requests.